

## **EXHIBIT 18**

### **(January 17, 2025 Email)**

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**From:** Schamber,Blair <bschamber@webercountyutah.gov>  
**Sent:** Friday, January 17, 2025 8:05 AM  
**To:** Bradley Tilt  
**Cc:** Ben Johnson; KC Hooker; Felicia Canfield  
**Subject:** RE: [EXTERNAL] INJUNCTION - Alum Rock sale scheduled for January 16, 2025 or January 21, 2025  
**Attachments:** Notice of Sale Template.pdf

This will be posted.

Blair Schamber

Weber County Sheriff's Office  
Lead Clerk  
Civil Division  
Office: 801-778-6600



**From:** Schamber,Blair  
**Sent:** Thursday, January 16, 2025 7:02 PM  
**To:** Bradley Tilt <bradley.tilt@freemanlovell.com>; Schamber,Blair <bschamber@webercountyutah.gov>  
**Cc:** Ben Johnson <ben.johnson@btjd.com>; KC Hooker <kchooker@btjd.com>; Felicia Canfield <canfieldlawllc@gmail.com>  
**Subject:** RE: [EXTERNAL] INJUNCTION - Alum Rock sale scheduled for January 16, 2025 or January 21, 2025

Received and confirmed all is correct below.  
Thanks,

Blair Schamber

Weber County Sheriff's Office  
Lead Clerk  
Civil Division  
Office: 801-778-6600



**From:** Bradley Tilt <[bradley.tilt@freemanlovell.com](mailto:bradley.tilt@freemanlovell.com)>

**Sent:** Wednesday, January 15, 2025 5:33 PM

**To:** records,civil <[civil@webercountyutah.gov](mailto:civil@webercountyutah.gov)>

**Cc:** Ben Johnson <[ben.johnson@btjd.com](mailto:ben.johnson@btjd.com)>; KC Hooker <[kchooker@btjd.com](mailto:kchooker@btjd.com)>; Felicia Canfield <[canfieldlawllc@gmail.com](mailto:canfieldlawllc@gmail.com)>

**Subject:** [EXTERNAL] INJUNCTION - Alum Rock sale scheduled for January 16, 2025 or January 21, 2025

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You don't often get email from [bradley.tilt@freemanlovell.com](mailto:bradley.tilt@freemanlovell.com). Learn why this is important

Weber County Sheriff's Office - Civil Division:

As you know, Alum Rock Riverside, LLC (whose attorneys are Ben Johnson and KC Hooker, both of whom are copied on this email) has caused your office to schedule a Sheriff's Sale of certain real property that is identified in the attached court orders - initially for January 16, 2025, which it is my understanding from your office was then rescheduled instead to January 21, 2025.

You are hereby advised that Utah's Second Judicial District Court, Weber County, the Honorable Judge Noel S. Hyde presiding (the "Court"), has entered a Temporary Restraining Order to restrain and stop either and both of the above-referenced sales. A copy of that entered TRO is attached hereto.

You are further advised that the Court also yesterday issued an oral ruling granting a further preliminary injunction - in other words, such that the temporary nature of the TRO is no longer temporary and the Alum Rock sale is fully restrained and enjoined without temporal limitation or end. The written Preliminary Injunction order has not yet been entered, but a copy of the proposed Order and Preliminary Injunction is attached hereto.

Additionally, and in any event, it was my understanding that during yesterday's preliminary injunction hearing that attorney Ben Johnson represented to the Court that Alum Rock's Sheriff's Sale (each, either, and/or both January 16, 2025 and January 21, 2025) have been cancelled in light of the Court's entry of the TRO that is attached hereto.

I ask you to please confirm back to me by a "reply all" email (so that Messrs. Johnson and Hooker, and so that my colleague attorney Canfield who also is copied on this email all will be on the same page with the same communication and confirmation):

1. That you have received this email and its two above-referenced attachments (the entered TRO and the proposed Order and Preliminary Injunction);
2. That the January 16, 2025 sale has been and is cancelled;
3. That the January 21, 2025 sale has been and is cancelled;
4. That there is not presently any other or additional notice of sale for the real property that is described in the attached documents; and
5. That there is not presently pending any request for any new, other, and/or additional notice of sale for the real property that is described in the attached documents.

Thank you in advance for your anticipated prompt cooperation and confirmation.

Call if questions.



**Bradley L. Tilt / Partner**

[bradley.tilt@freemanlovell.com](mailto:bradley.tilt@freemanlovell.com)

cell: 801-244-0296

**Freeman | Lovell, PLLC**

4568 S Highland Drive, Suite 290

Salt Lake City, Utah 84117

office: 385-355-4826

<https://protect.checkpoint.com/v2/r01/> www.freemanlovell.com .YzJ1OndlYmVyY291bnR5OmM6bzo5MmJINDgwZGEzNjE2NTg0YjAzNmU3MDIwOTAxY2Q4ZTo3OjJmMGU6YzhiODk3OTk5OGZINmM4NTJmZGE4NzRhZGFiMmm5NWY4M2Q5MGU3M2ZjYmUzNTM4ZDM0NzAxOWRiNDJiMDQ2Njp0OIQ6Rg

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RYAN ARBON, SHERIFF  
AARON PERRY, CHIEF DEPUTY  
PHILLIP REESE, CHIEF DEPUTY  
JOSH GARD, CHIEF DEPUTY

Weber County Sheriff's Office  
**Notice of Sale**  
**Real Property**

Date of Sale: **January 21st 2025**

Time of Sale: **12:00 p.m.**

Place of Sale: Ogden Second District Court – Front Steps  
2525 Grant Avenue, Ogden, Utah

**Legal Description of Sale Property:**

Street Address. 1453 S. Basinview Rd. Huntsville, Utah 84317

**Legal Description:** ALL OF LOT 7, BASINVIEW ESTATES CLUSTER  
SUBDIVISION, 1<sup>ST</sup> AMENDMENT, WEBER COUNTY, UTAH

**Parcel No. 20-119-0007**

